

ITEM #10 DD 22371-01-01



MINIMUM BID: \$456,000

THE PROPERTY IS BEING SOLD IN AN AS-IS CONDITION IN REGARDS TO THE SEWAGE DISPOSAL SYSTEM

REGISTRATION FEE: \$7,500

REQUIRED DEPOSIT: 10% OF THE WINNING BID TO BE RECEIVED BY FEB. 14, 2007

DESCRIPTION:

LOCATION: 8350 Golden Avenue, Lemon Grove, 91945

SIZE: 15,647 SF (lot 13,217SF house 2,430 SF)

SHAPE: Rectangular

TOPOGRAPHY: Level with sloping bank

ZONING: Residential (RL)

UTILITIES: All available

ACCESS: Golden Avenue

IMPROVEMENTS: 3BR, 1 ³/₄ BA, Den, 2-car garage plus 1BR/1BA granny flat

FINANCING: None

OPEN HOUSE: January 8 & 22 from 10:00am – 2:00pm

State makes no warranty as to existing or future zoning or availability of utilities. Prospective bidders should confer with local planning officials to determine feasibility of any intended use of the property.

LIMITATIONS AND INSPECTION

The sales of these properties are subject to all matters of public record and any easements, claims of easements or reservations not of record.

The Department of Transportation does not assume any liability for any possible encumbrances on these properties. Such information as the Department of Transportation may have on this subject will be furnished upon request.

The State of California reserves the right to reject any and all offers and/or accepts any offer deemed to be in the best interest of the State. Prospective bidders should consult local title companies if more complete information regarding the title of the property is required.

Interested parties may, upon request, inspect the property and conduct core and soil samples.

EXHIBIT "A"

All that portion of land lying in Lot 68 of Lemon Grove Park in the City of Lemon Grove, County of San Diego, State of California, according of Map thereof No. 1303 filed in the Office of the County Recorder of San Diego County, January 17, 1911, being a portion of lands conveyed to the State of California by deed recorded December 6, 1996 as Document No. 1996-0611051, more fully described as that portion lying Westerly of the following described line:

BEGINNING at a 3/4 inch iron pipe with disk marked "LS 2784", per Parcel Map No.9695 on file in the Office of said Recorder, set at the Northeast corner of Roy Street (Crane Street per Parcel Map No. 9695) and Golden Avenue; thence along the following seven courses, each terminating at a one inch iron pipe with tag stamped "CALDOT"; (1) along the Southerly line of said Lot 68, South 88°07'36" East (South 88°35'23" East per Parcel Map 9695), 147.62 feet; (2) North 01°53'35" East, 43.08 feet; (3) North 19°44'29" West, 103.52 feet; (4) North 69°10'05" East, 18.67 feet; (5) North 20°08'59" West, 158.28 feet; (6) North 65°47'45" East, 20.95 feet; (7) North 15°07'16" West, 65.00 feet; thence (8) South 65°47'45" West, 173.00 feet to a 2 inch iron pipe with tag marked "RCE 29531" set at the Northwestern corner of said lot 68 per said Parcel Map No. 9695 and the POINT OF TERMINUS.

Containing 15,647 square feet, more or less.

RESERVING therefrom a SOUNDWALL EASEMENT unto to the State of California, its successors or assigns, upon, over and across the Easterly 10 feet of the above described parcel.

There shall be no abutter's rights, including rights of access appurtenant to the above described real property in and to the adjacent State Highway.

The bearings and distances used in the above descriptions are on the California Coordinate System of 1983, Zone 6 (HPGN Epoch 1991.35). Multiply all distances in the above descriptions by 1.000025 to obtain ground level distances.

Subject to special assessments, if any, restrictions, reservations, and easements of record.

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors' Act.

Signature *Horace M. Taynton*

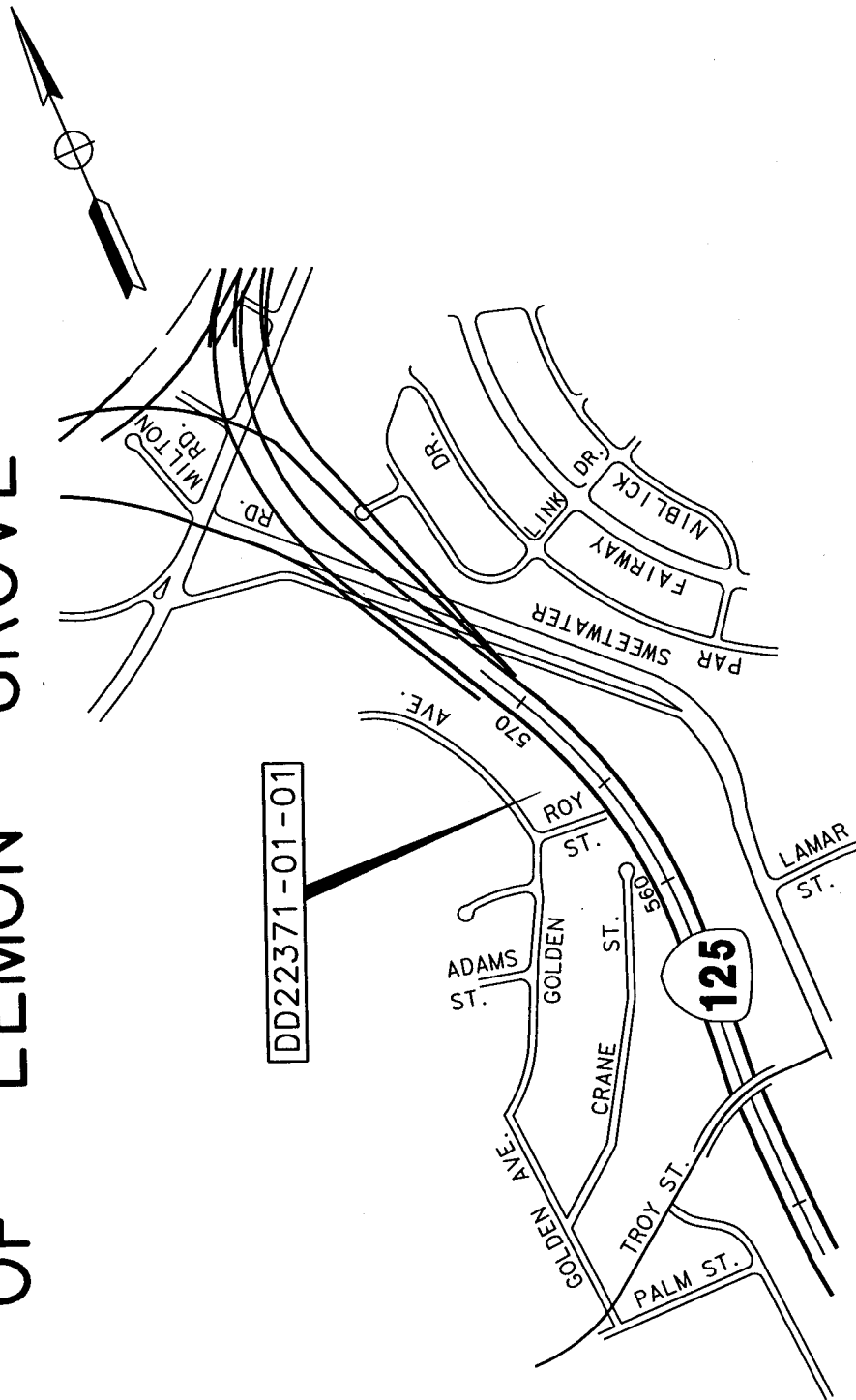
Date 8/9/2004

AU H.T.

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CITY OF LEMON GROVE

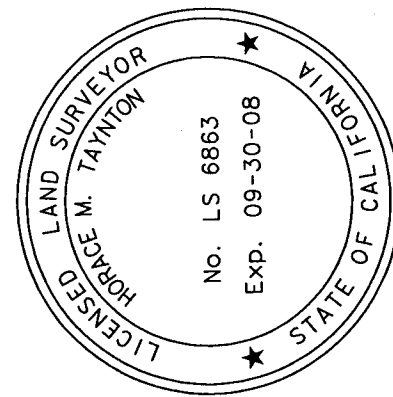


KEY MAP

This map has been prepared by me,
or under my direction, in conformance
with the Professional Land Surveyors Act.

Signature *Grace Taynton*

Date *Dec. 18, 2006*



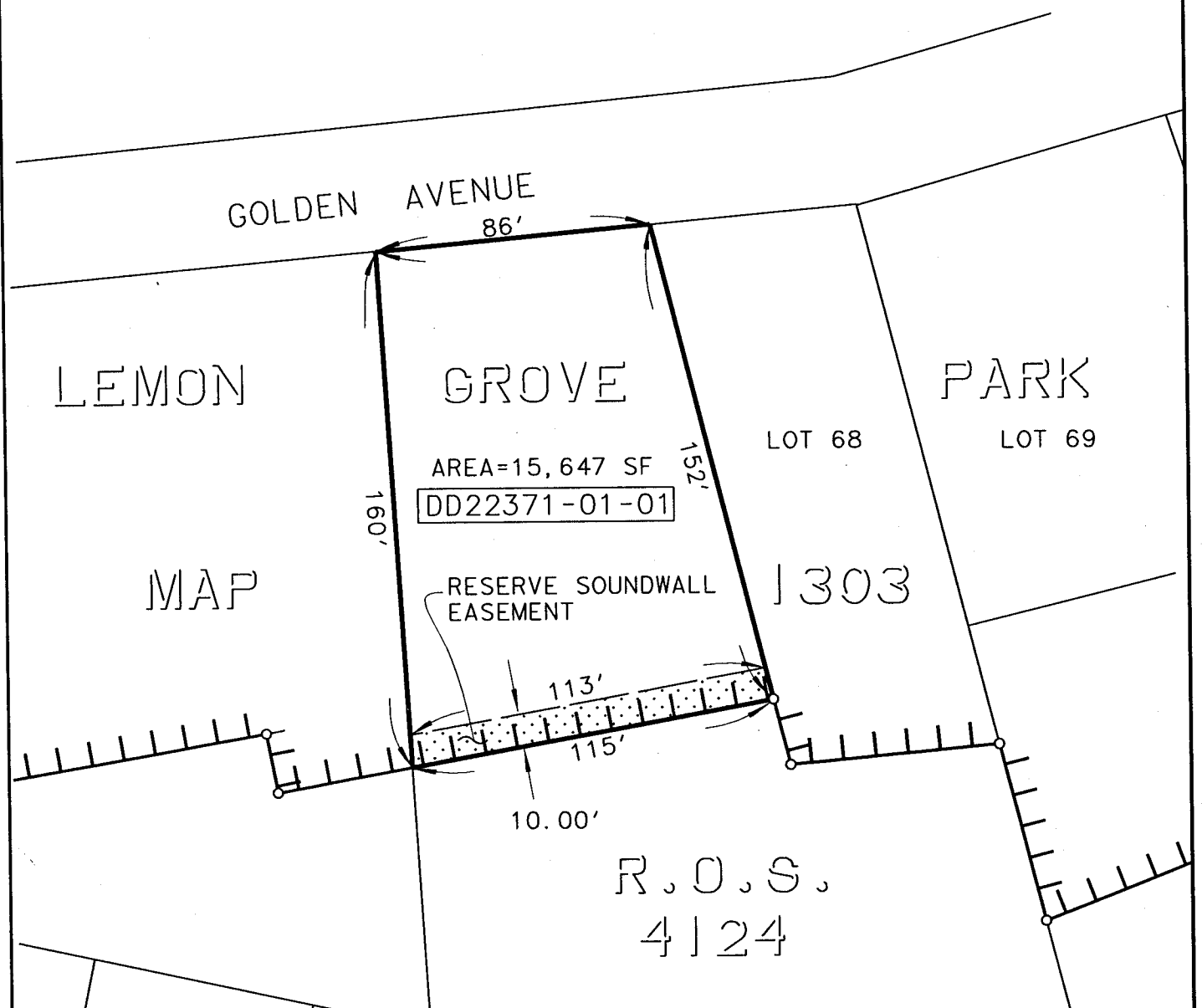
STATE OF CALIFORNIA
BUSINESS & TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION
DISTRICT 11

EXCESS PARCEL MAP
DD22371-01-01

RIGHT OF WAY
MAP NO. Por. 53530K

COUNTY	ROUTE	POST MILES	SCALE
SD	125	14.1	NONE
			SHEET 1 OF 2

CITY OF LEMON GROVE



STATE OF CALIFORNIA			
BUSINESS & TRANSPORTATION AGENCY			
DEPARTMENT OF TRANSPORTATION			
DISTRICT 11			
EXCESS PARCEL MAP			
DD22371-01-01			
RIGHT OF WAY		Por. 53533	
MAP NO.			
COUNTY	ROUTE	POST MILES	SCALE
SD	125	14.1	1"=50'
			SHEET 2 OF 2